

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, October 26, 2010 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
 - a. Case: P10-016 Administrative Amendment
Applicant: Vacant Parking Parcel, LLC
Attorney: J. McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 41 Senate Place, (aka 45-47 Dey Street)
Block: 613.5 Lot: 1-3 4A, 5A, 6-11, 12A-16A, 17-21, S1, T1, T2, H, A2, 22A, 22B
Zone: Marion Works Office Residential District Overlay Zone
Description: Minor Construction changes, including tree species changes, alterations to lighting fixture and location, retaining wall elevation due to rock at surface, bosk enlargement for better field sizing, bench changes and the addition of Can Co Park lettering on tree bosk edge.
 - b. Case: P10-041 Final Site Plan with 'c' variances
Applicant: 100 Hoboken Avenue Development Urban Renewal Co, LLC
Attorney: James J. Burke, Esq. & Arnold K. Mytelka, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 Hoboken Avenue
Block: 704.5, Lots: PI 2 & 2
704 S2
718 K10 & K11
Zone: R-3 Multi-Family Midrise Zone
Description: Confirmation that the Board granted Preliminary and Final Site Plan approval with variances at the September 14, 2010 Planning Board hearing for the construction of 222 DU Multi-Family Sustainable building with accessory parking, green space and rooftop garden. Incorporated into the building are geothermal, solar, and other green technologies.
Variance: Building Height, Ceiling Height
7. New Business:
8. Case: P06-168 Administrative Amendment to Preliminary & Final Major Site Plan with "c" variance
Applicant: Jwala Ma Montgomery, LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 646 Montgomery St.
Block: 1892 Lots: 20
Zone: NC – Neighborhood Commercial
Description: New 4-story building with 6 residential units and 1,736 sf of retail space on a conforming 2,500sf lot. Originally approved May 22, 2007.
Variance: Rear Yard
9. Case: P10-065 Minor Site Plan,"c"variances
Applicant: Child at Play/Gymboree Play & Music
Attorney: Matthew J.Kirnan
Review Planner: Sandra Sung
Address: 175-177 Newark Ave Redevelopment Plan
Block: 274 Lots: 50
Zone: Newark Avenue Downtown
Description: 2 new retail signs for *Gymboree Play & Music*
Variance: Second story retail sign on Newark Ave to replace an existing sign; new second story signage on the back of the building, visible from Columbus Drive.
10. Case: P10-066 Minor Subdivision
Applicant: New Liberty Residential Urban renewal Co., LLC
Attorney: Charles J. Harrington
Review Planner: Maryann Bucci-Carter
Address: 200 Chapel Ave.(aka) 66 Aurora Place
Block: 1500 Lot: 68
Zone: Caven Point Redevelopment Plan
Description: One existing lot into two new lots
11. Case: P10-067 Preliminary Site Plan
Applicant: New Liberty Residential Urban renewal Co., LLC
Attorney: Charles J. Harrington
Review Planner: Maryann Bucci-Carter
Address: 200 Chapel Ave.(aka) 66 Aurora Place (Port Liberté- Phase 4)
Block: 1500 Lot: 68
Zone: Caven Point Redevelopment Plan
Description: Modern three story 21 unit residential building with 22 prking spaces within the Port Liberté project area.

12.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P08-064

Daily News, LP

Peter Scandariato

Jeff Wenger

125 Theodore Conrad Drive

2154 Lots: 33-39

Liberty Harbor Redevelopment Plan

Addition to existing industrial use building.
carried from the October 12th, 2010 regular meeting

Final Major Site Plan
13.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P10-061

New Jersey City University

Robert A. Wayne

Claire Davis

NJCU West Campus (bounded by Westside Ave, Carbon Place, Route 440,
Home Depot site)

1286 Lots: 4.A, 5, 5.B, 5.C, 6.D

1286.5 1, 2

1287-B 2.C, 5.E, 7, 8

1289.5 1

1285.5 1

1275.1 1

1275.5 4

NJCU West Campus Redevelopment Plan

Creation of 10 new development lots together with new rights-of-way to be
dedicated to the City upon completion

Preliminary & Final Major Subdivision
14.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviations:

P10-062

New Jersey City University

Robert A. Wayne

Claire Davis

NJCU West Campus (bounded by Westside Ave, Carbon Place, Route 440,
Home Depot site)

1286 Lots: 4.A, 5, 5.B, 5.C, 6.D

1286.5 1, 2

1287-B 2.C, 5.E, 7, 8

1289.5 1

1285.5 1

1275.1 1

1275.5 4

NJCU West Campus Redevelopment Plan

Comprehensive Infrastructure Plan & Comprehensive Streetscape Plan;
approval required prior to submittal of individual block development plans for
creation of new NJCU West Campus

1.) Maximum height of lampposts on average; 2.) minimum spacing between
lampposts on average; 3.) minimum tree pit dimensions in two locations

Preliminary & Final Major Site Plan w/Deviations
15.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P10-048

Glenroy Stewart

pro se

Jeff Wenger

31 MLK Drive

1351 Lots: 2.C

MLK Drive Redevelopment Plan

Storefront renovation

Minor Site Plan
16.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P10-059

T-Mobile Northeast LLC

Constantine Stamos

Jeff Wenger

701 Route 440

1751 Lots: 10.N, 10.P, 10.R

WPD, Waterfront Planned Development

Cellular phone antenna installation.

Minor Site Plan
17.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P10-056

Clearwire LLC

James Pryor

Jeff Wenger

187 New York Avenue

747 Lots: M.2

R-1 one and two family residential

Cellular phone antenna installation.

Minor Site Plan
18.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P10-055

Clearwire LLC

James Pryor

Jeff Wenger

1605 Kennedy Blvd.

1256 Lots: 43.B

NC Neighborhood Commercial

Cellular phone antenna installation.

Minor Site Plan
19.

Review and discussion of proposed amendments to the MLK Drive Redevelopment Plan to clarify language on
elevator requirements. Formal action may be taken.
20.

Review and discussion of proposed amendments to the Ocean Bayview Redevelopment Plan to permit medical
offices less than 3000 square feet in existing structures. Formal action may be taken.
21.

Certification of Artists as recommended by the Jersey City Artist Certification Board
22.

Memorialization of Resolutions
23.

Executive Session, as needed, to discuss litigation, personnel or other matters
24.

Adjournment